

Ref: 0tyc40

Ty Barcud, Cynghordy, Llandovery, Carmarthenshire, SA20 0LH

Handsome and Substantial Stone Barn Conversion, (former Coach House). Currently comprising of a 2 double bedroom residence (both en suite) but with full planning permission for an L shaped 4 bedroom dwelling. Large outbuilding providing garaging and workshops and interesting, tiered garden areas with potential to develop further, space to create a degree of self-sufficiency all in circa 1.1 acres.

Near Cynghordy Village. Llandovery 5 miles, Llanwrtyd Wells 7 miles, Llandeilo 17 miles, Builth Wells 20 miles



Charming 2 Bed Period Residence – This former Coach House has been converted to a 2 bedroom, (both en-suite), residence and has planning permission to extend into the adjoining barn footprint to create an impressively large L shaped residence.

Ground Floor: Entrance Lobby, Kitchen/Dining Room, Utility/Boot Room, Cloakroom, Living Room.

First Floor: Principal Bedroom with a dressing room and en suite shower room, further double bedroom with an en suite shower room, box room. (EER: D).

Detached Outbuilding – Garaging and Workshops.

Circa 1.1 Acres in all (to be confirmed).

Locality – Close to the rural village of Cynghordy, which has a small country railway station on the Swansea to Shrewsbury Heart of Wales scenic line, as well as an impressive 18-arch viaduct 1½ miles away across the River Bran. There are beautiful landscapes all around with great walking opportunities on the doorstep and further afield, with the Cambrian uplands, Crychan Forest and the Brecon Beacons National Park all within easy reach. The attractive old market town of Llandovery is 5 miles distant, providing all essential amenities, including primary and secondary schools and also a public school.

Price Guide: £475,000

THE ACCOMMODATION:

Underfloor heating to the ground floor, central heating via radiators to the first floor. Wood frame double glazed windows. Plans are available to show the planning permission and potential layout, more details with the agent.

Ground Floor –

ENTRANCE LOBBY:	Opening into the kitchen/dining room and inner hallway. Wood effect flooring.
KITCHEN/DINING ROOM:	20' x 15'2". Large central ceiling beam. Range of farmhouse style wall and base units with beech wood effect worksurfaces. Large Butler sink, plumbing and space for a dishwasher. Built in electric oven and electric hob. Space for a fridge/freezer. Ceiling downlights. Understairs storage cupboard. Dual aspect with windows to the front and rear.
UTILITY/BOOT ROOM:	12'8" x 9'. Range of base units with beech wood effect work surfaces over and matching tall storage unit. Stainless steel sink, plumbing and space for a washing machine. Wood effect flooring. Extractor fan. Window to the front and stable door to the side aspect. Staircase to the first floor. Door to the cloakroom.
CLOAKROOM:	5'3" x 4'10". Vanity unit with inset wash hand basin, low level W.C. Heated towel rail and extractor fan. Tile effect flooring.
HALLWAY	14'5" x 4'. Wood effect flooring, two windows to the front elevation and opening to the living room.
LIVING ROOM:	16'7" x 14'. Central ceiling beam. Wood effect flooring. Window and door to the rear aspect. Serving hatch window to the kitchen/dining room and further opening to the hallway.

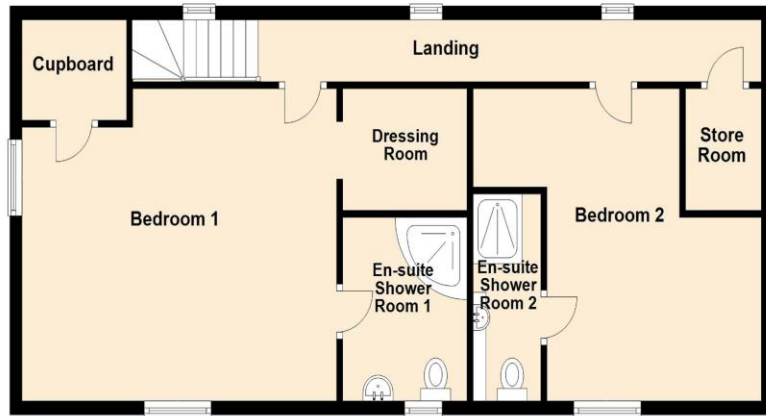
First Floor –

	The first floor windows, to the front in particular, enjoy lovely views across the Afon Bran valley countryside.
LANDING:	27'2" x 4'. Wood effect flooring. Three windows to the rear aspect.
BEDROOM 1:	17' x 14'10". Dual aspect windows to the front and side. Linen cupboard. Door to the en-suite shower room and opening to the dressing room.
DRESSING ROOM:	6'8" x 5'10". Ceiling downlights.
EN-SUITE SHOWER ROOM:	8'6" x 6'8". Tiled shower enclosure, vanity unit with inset wash hand basin, low level W.C. Heated towel rail, extractor fan and ceiling downlights. Window to the front aspect.
BEDROOM 2:	15' x 13'2". L shaped room. Wood effect flooring, window to the front. Door to the en-suite shower room.
EN-SUITE SHOWER ROOM:	9' x 4'8". Tiled shower enclosure, vanity unit with inset wash hand basin, low level W.C. extractor fan and ceiling downlights. Heated towel rail.
BOX ROOM:	5'7" x 5'. Loft access.

Ground Floor



First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.

OUTBUILDINGS, APPROACH and LAND:

DETACHED OUTBUILDING: Block timber and steel construction with a corrugated tin roof, currently divided into three sections with a mezzanine storage area over. The building has a concrete floor, power and lighting:-

Garaging: 22' x 18'. Double vehicular doors to the front.

Workshop: 16'4" x 8'.

Store Room: 16'4" x 10'.

This building can be accessed from the gardens or a separate vehicular gated entrance into a hard standing area at the rear of the house. There is a corrugated tin shed alongside the hardstanding area that measures 16' x 10' and could be utilised for small livestock or adapted to suit the keeping of poultry.

THE APPROACH:

The property is approached off the A483 and has a five bar gated entrance with ample parking and turning space. There is also a pedestrian gated entrance from the road.

GARDENS & LAND:

We are informed that the property amounts to approximately 1.10 Acres (to be confirmed) including the gardens, grounds and small paddock area.

Two greenhouses, vegetable patches. Diverse lightly wooded copses with 'hidden' lawned shelter areas. great for relaxing and observing birds/wildlife.

To the very rear of the property at a higher level accessed from a track to the side of the entrance, there is a small enclosure within which is a former stable and tack room.

SERVICES:

We understand that the property is connected to mains electricity. Drainage is provided via a private 'Titan' bio-septic tank treatment system. There is a borehole water supply. Oil fired central heating with under floor heating to the ground floor and radiators on the first floor. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the Main Residence is within Council Tax Band "E".

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

By appointment with PROFILE HOMES

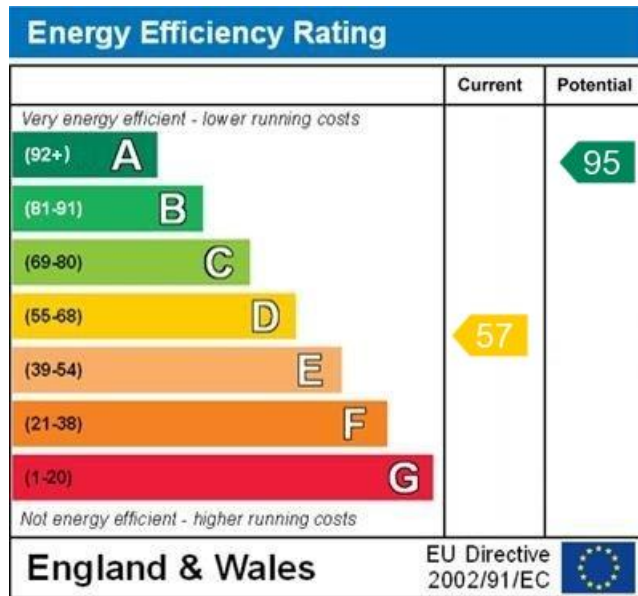
Tel: 01550 777790

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ENERGY PERFORMANCE:



THE LOCALITY:

Cynghordy is a small rural community easily accessible off the A483 road, with a church, chapel, and a little railway station, (three quarters of a mile or so from the property), on the scenic Heart of Wales country line which runs from Swansea up to Shrewsbury over 121 miles through beautiful countryside, connecting charming towns and villages. (Swansea provides inter-city services to London). The locality is predominantly dependent on farming and forestry, lying in the wide valley of the river Bran. The surroundings present opportunities for walking, riding, cycling, bird-watching, fishing, (with permits), and touring, numerous visitor attractions are within easy travelling distance. The A483 road travels up through the centre of Wales from Swansea to Chester, and the A40 trunk road can be accessed in Llandoverly, providing a route across south-west Wales and a scenic way into England. The M4 Motorway can be accessed about 29 miles south-westerly at Pont Abraham.

Cynghordy Viaduct is north of the station – a major feature of the landscape, built of stone in circa 1871 to carry the Heart of Wales railway line. The viaduct is 93 feet high and 650 feet long, with 18 arches, and provides passengers with fabulous countryside views. Further on the line passes through Sugar Loaf Tunnel, another local engineering wonder, (the middle of the tunnel is directly underneath the Carmarthenshire/Powys boundary).

Crychan Forest lies to the east of the property as the land rises from the Bran valley. This area extends from Llanwrtyd in the north, down to the fringe of the Brecon Beacons National Park in the south, and is criss-crossed by miles of way-marked trails, forest roads, and old cattle droving routes, over hills and valleys, beside streams and waterfalls, offering superb cycling, walking, horse riding and bird-watching opportunities, with plenty of viewpoints across beautiful countryside scenery.

Llandoverly is 4 miles from the property, a friendly and attractive old market town enjoying a lovely setting in the picturesque Towy Valley, surrounded by rolling hills near the glorious landscapes of the Cambrian uplands and the Brecon Beacons National Park. This popular town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a famous public school, (Llandoverly College). There is a good selection of shops, a supermarket, post office, hotels, cafes, restaurants, pubs, swimming pool/leisure centre, doctor’s and dentist’s practices, small cottage hospital, primary schools, rugby club, bus service, and a Heart of Wales line railway station.

The Brecon Beacons National Park is easily accessible from Llandovery. It extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons and the Black Mountains Range to the east. The scenery is spectacular and diverse including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. There are Castles at strategic points on the boundaries – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

Llanwrtyd Wells in Powys is about 6 miles north-easterly from the property by the river Irfon (a tributary of the river Wye), a charming little Victorian spa town in a lovely setting with a selection of shops, sub post office, garage, primary school, and health centre, pubs, hotels and restaurants. There is also a tourist information centre, a red kite centre, a Heart of Wales railway station, and a woollen mill on the outskirts of town. Llanwrtyd is an eisteddfod site and the locality is host to various annual events including an agricultural show and sheep dog trials, mountain biking and walking events, and more notably the World Bog Snorkelling Championships and the Man-versus-Horse Marathon. **Llangammarch Wells** is another spa town about 5 miles further on, also on the Heart of Wales line.

In the Upper Towy Valley, the **Dinas Nature Reserve** is about 8 miles north of the property, and the great **Llyn Brianne Dam and Reservoir** is about 10 miles northerly at the headwaters of the River Towy. **Llandeilo** is 16 miles south-westerly, **Builth Wells** 20 miles north-east, home to the celebrated Royal Welsh Agricultural Show, **Brecon** is 26 miles south-easterly, and **Carmarthen** is 30 miles south-west. The coast is about an hour's drive.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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